

R.P.T.T. \$ #8

QUITCLAIM DEED

THIS DEED, is made this 2nd day of December, 1996 between **GEORGE S. SIM** and **NANCY J. SIM**, husband and wife, Grantors, whose address is **1233 ROSEANNE DR, MARTINEZ CA 94553** and **GEORGE SANGU SIM** and **NANCY JUNG SIM**, as TRUSTEES of **THE SIM FAMILY TRUST**, A Revocable Living Trust, Grantees, whose address is the same.

Witnesseth, that the Grantors, for consideration of One Dollar (\$1.00), release and forever Quitclaim to the Grantees, as Trustees under the terms of **THE SIM FAMILY TRUST**, and to the Successor Trustees thereof, all right, title and interest which the Grantors may have in or to the property located in **DOUGLAS** County, **NEVADA**, and described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Together with all improvements thereupon and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

This Quitclaim Deed is executed pursuant to the terms of an intervivos trust agreement entitled **THE SIM FAMILY TRUST** dated December 2, 1996, under which Trust the Grantors of this Deed are also the Settlers, the initial Trustees and the lifetime Beneficiary.

In witness whereof, the Grantors have hereunto set their hand and seal on the date set forth above.

[Signature]
GEORGE S. SIM (Grantor)

[Signature]
NANCY J. SIM (Grantor)

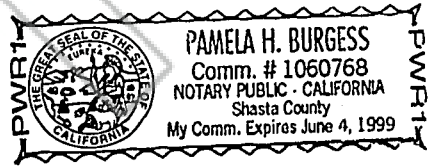
ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF CALIFORNIA
COUNTY OF Contra Costa

On Dec. 2, 1996 before me, Pamela H. Burgess, a Notary Public for this State, personally appeared **GEORGE S. SIM** and **NANCY J. SIM**, personally known to me (or proved on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Notary Public [seal]
My Commission Expires: June 4, 1999
Please return to:



Mr. and Mrs. SIM
1233 ROSEANNE DR
MARTINEZ CA 94553

Prepared by: National Family Services, P.O. Box 576960, Modesto CA 95357
DOCUMENT PREPARATION ONLY-NO TITLE EXAMINATION-LEGAL DESCRIPTION FURNISHED BY CLIENT.

0410484

BK0497PG1952

EXHIBIT "A"

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

AN UNDIVIDED 1/51ST INTEREST IN AND TO THAT CERTAIN CONDOMINIUM AS FOLLOWS:

(A) AN UNDIVIDED 1/38TH INTEREST AS TENANTS-IN-COMMON, IN AND TO LOT 34 OF TAHOE VILLAGE UNIT NO. 3 AS SHOWN ON THE EIGHTH AMENDED MAP, RECORDED AS DOCUMENT NO. 156903 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA. EXCEPT THEREFROM UNITS 001 TO 038 AS SHOWN AND DEFINED ON THAT CERTAIN CONDOMINIUM PLAN RECORDED JUNE 22, 1987 AS DOCUMENT NO. 156903 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

(B) UNIT NO. 027 AS SHOWN AND DEFINED ON SAID CONDOMINIUM PLAN.

PARCEL TWO:

A NON-EXCLUSIVE RIGHT TO USE THE REAL PROPERTY KNOWN AS PARCEL "A" ON THE OFFICIAL MAP OF TAHOE VILLAGE UNIT NO. 3, RECORDED JANUARY 22, 1973, AS DOCUMENT NO. 63805, RECORDS OF SAID COUNTY AND STATE, FOR ALL THOSE PURPOSES PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 11, 1973, AS DOCUMENT NO. 63681, IN BOOK 173, PAGE 229 OF OFFICIAL RECORDS AND IN THE MODIFICATIONS THEREOF RECORDED SEPTEMBER 28, 1973 AS DOCUMENT NO. 69063 IN BOOK 973, PAGE 812 OF OFFICIAL RECORDS AND RECORDED JULY 2, 1976 AS DOCUMENT NO. 1472 IN BOOK 776, PAGE 87 OF OFFICIAL RECORDS.

PARCEL THREE:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND RECREATIONAL PURPOSES AND FOR THE USE AND ENJOYMENT AND INCIDENTAL PURPOSES OVER, ON AND THROUGH LOTS 29, 39, 40, AND 41 AS SHOWN ON TAHOE VILLAGE UNIT NO. 3 - SEVENTH AMENDED MAP, RECORDED APRIL 9, 1986 AS DOCUMENT NO. 133178 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA FOR ALL THOSE PURPOSES PROVIDED FOR IN THE FOURTH AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED FEBRUARY 14, 1984, AS DOCUMENT NO. 96758 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL FOUR:

(A) A NON-EXCLUSIVE EASEMENT FOR ROADWAY AND PUBLIC UTILITY PURPOSES AS GRANTED TO HARICH TAHOE DEVELOPMENTS IN DEED RECORDED DECEMBER 8, 1981, AS DOCUMENT NO. 63026, BEING OVER A PORTION OF PARCEL 26-A (DESCRIBED IN DOCUMENT NO. 01112, RECORDED JUNE 17, 1976) IN SECTION 30, TOWNSHIP 13 NORTH, RANGE 19 EAST, -AND-

(B) AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES, 32' WIDE, THE CENTERLINE OF WHICH IS SHOWN AND DESCRIBED ON THE SEVENTH AMENDED MAP OF TAHOE VILLAGE NO. 3, RECORDED APRIL 9, 1986, AS DOCUMENT NO. 133178 OF OFFICIAL RECORDS, DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL FIVE:

THE EXCLUSIVE RIGHT TO USE A UNIT OF THE SAME UNIT TYPE AS DESCRIBED IN THE AMENDED DECLARATION OF ANNEXATION OF PHASE THREE ESTABLISHING PHASE FOUR, RECORDED ON JUNE 22, 1987, AS DOCUMENT NO. 156904 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, IN WHICH AN INTEREST IS HEREBY CONVEYED IN SUBPARAGRAPH (8) OF PARCEL ONE, AND THE NON-EXCLUSIVE RIGHT TO USE THE REAL PROPERTY REFERRED TO IN SUBPARAGRAPH (A) OF PARCEL ONE AND PARCELS TWO, THREE AND FOUR ABOVE FOR ALL OF THE PURPOSES PROVIDED FOR IN THE FOURTH AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE RIDGE TAHOE, RECORDED FEBRUARY 14, 1984, AS DOCUMENT NO. 96758 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, DURING ONE USE WEEK WITHIN THE "PRIME SEASON", AS SAID QUOTED TERM IS DEFINED IN THE AMENDED DECLARATION OF ANNEXATION OF PHASE THREE ESTABLISHING PHASE FOUR.

THE ABOVE DESCRIBED EXCLUSIVE RIGHTS MAY BE APPLIED TO ANY AVAILABLE UNIT OF THE SAME UNIT TYPE ON LOT 34 DURING SAID USE WEEK WITHIN SAID "USE SEASON".

A PORTION OF APN 42-260-27

0410484

BK0497PG1953

REQUESTED BY
Pamela Burgess
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'97 APR 14 11:19

0410484
BK0497PG1954

LINDA SLATER
RECORDER.
\$ 9.00 PAID k2 DEPUTY